

The Hogan Farm

📍 Cross County, Arkansas

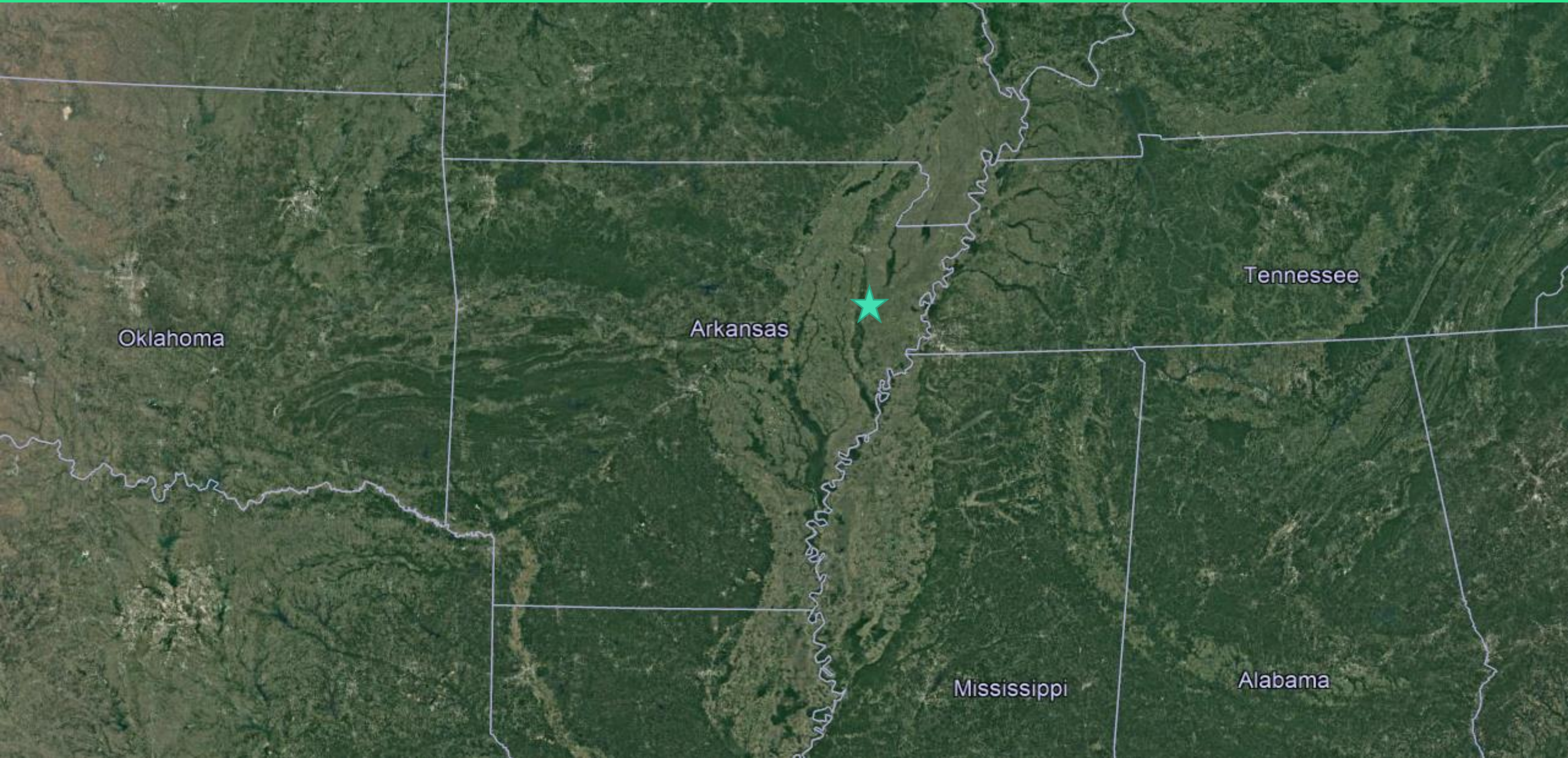
543 acres +/-

\$3,150,000 or **\$5,801** per acre

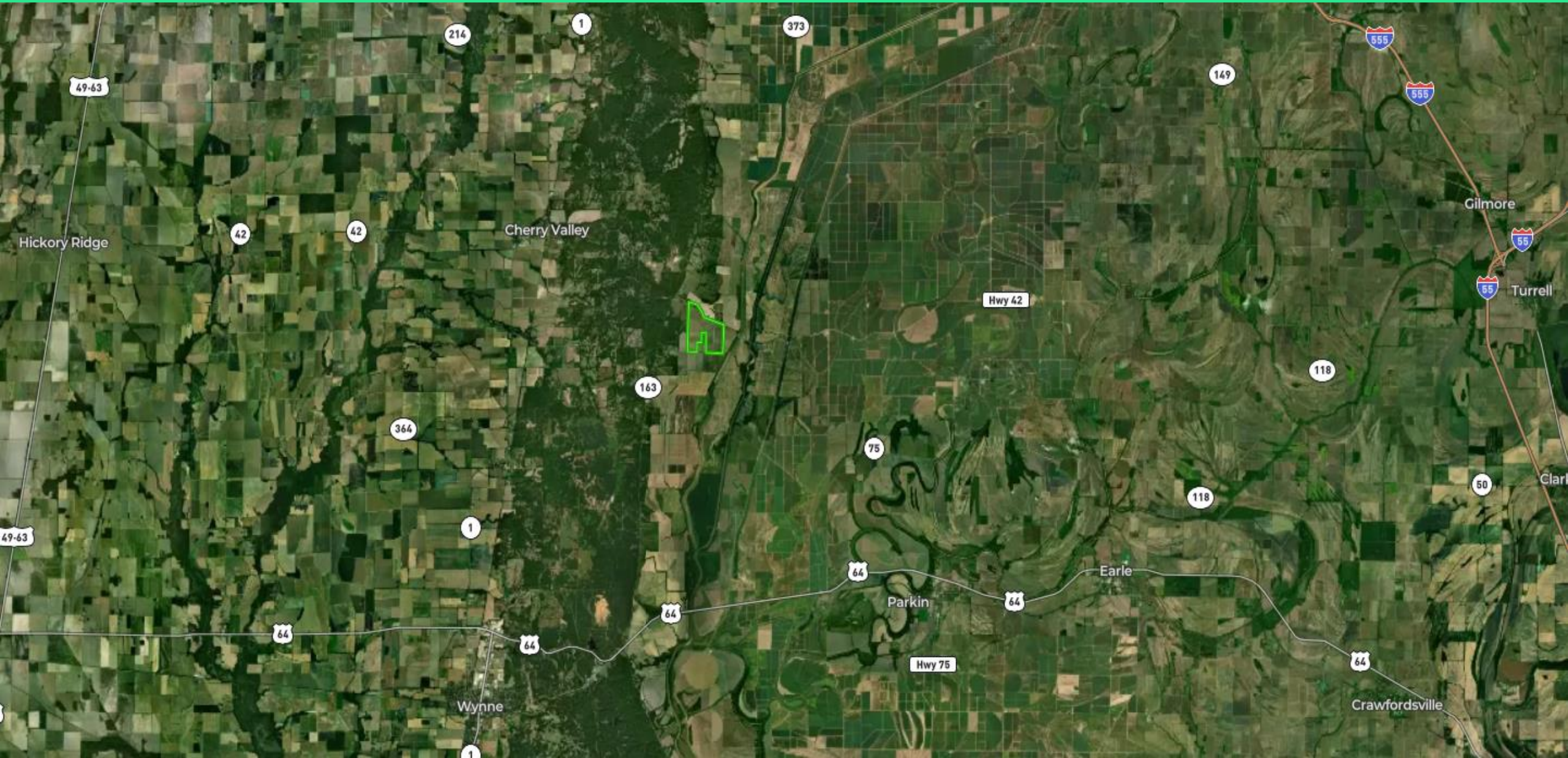
acrePRO

GWIN SMITH LAND GROUP

State View



Local Area



Property Overview



Highlights



High Quality Irrigated and Levelled Cropland

Over 511 cultivated acres of precision leveled and versatile soils with the capability of growing cotton, corn, rice, soybeans and wheat.



The Mississippi Flyway

The Mississippi flyway provides some of the best duck hunting in the world, with millions of waterfowl harvested every year



Prime Location

Located just off State Highway 42 with close access to I-55 and just an hour west of Memphis, this farm has great transportation access

Summary

The Hogan Farm is a high quality and versatile Arkansas Delta farm situated in an excellent farming community. It is precision leveled and irrigated by 5 irrigation wells and a system of underground pipe and risers strategically placed throughout the farm.

The farm is located east of the community of Birdeye, AR approximately 9 miles northeast of Wynne, 5 miles east of Cherry Valley and 13 miles southeast of Harrisburg. It is approximately an hour west of Memphis, TN. Access is by Arkansas Highway 42 which bisects the farm. U.S. Highway 64 is 6 miles south and Interstate 55 is 21 miles east. There are numerous equipment dealers, chemical suppliers, and grain elevators in Wynne, Cherry Valley and Harrisburg. There are also a many good quality farmers in this area.

There are 543 total acres, 523.72 cultivated acres of which 511.07 are precision leveled to grade. All the precision leveled land has raised roads around the fields. The drains are clean and well maintained. The property is well drained and in good agricultural condition.



Property Characteristics

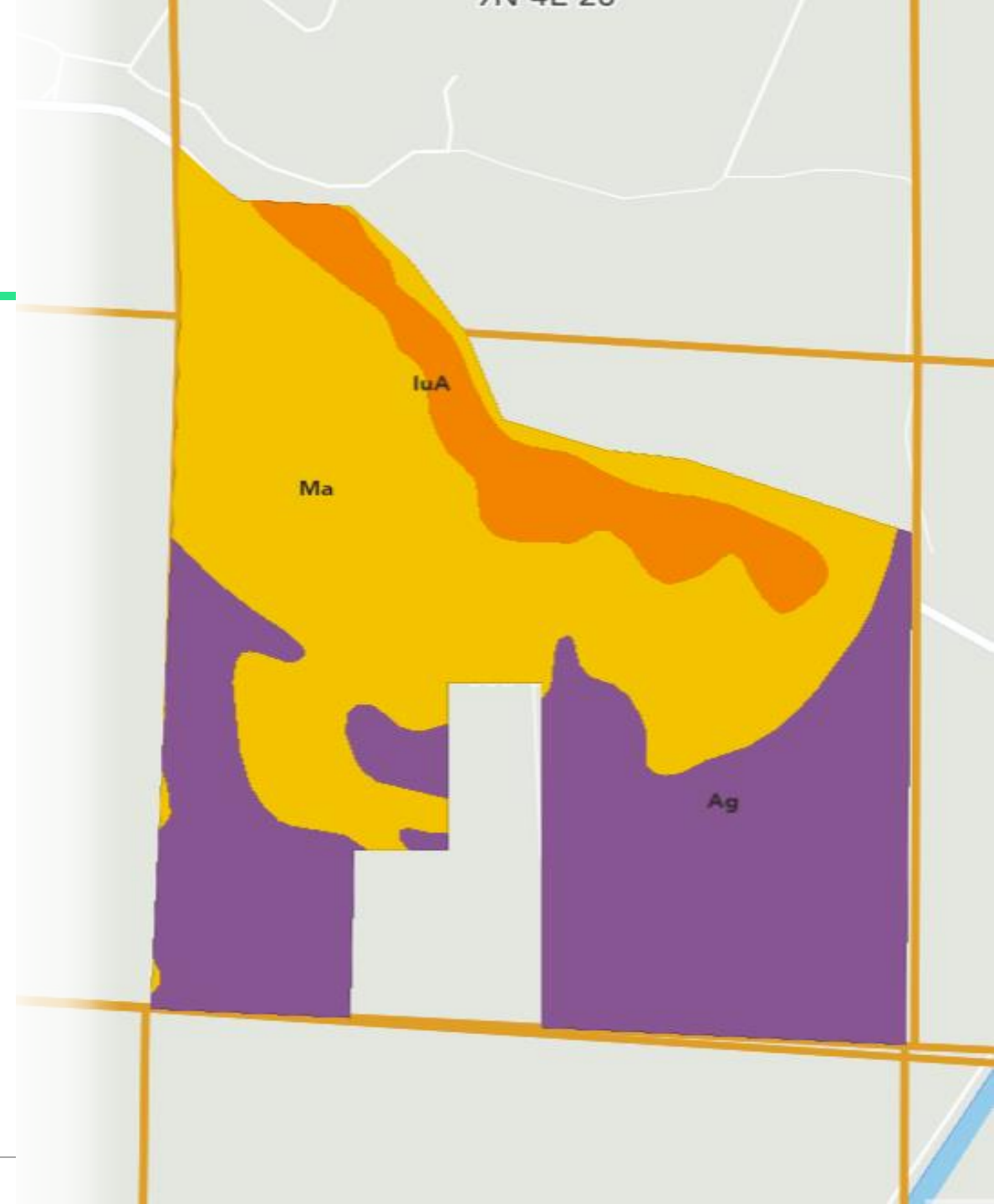
- 543-acre row crop farm
 - 523.72 Cropland acres
 - 511.07 Precision Leveled acres
 - Irrigated by 5 irrigation wells across the property
- Located just an hour west of Memphis and 30 miles south of Jonesboro
- Recreational potential for waterfowl, dove, deer and turkey with Crowley's Ridge situated just west
- FSA Base - Acres - PLC Yield
 - LG Rice - 209.24 - 4697 lb
 - MG Rice - 95.93 - 4910 lb
 - Milo - 10.41 - 59 bu
 - Soybeans - 221.22 - 26 bu



Soil Profile

- The soils are approximately 55% Class II Mantachie loam and luka loam and 45% Class III Alligator silt loam. Since the farm has been leveled to grade, it is very versatile with the capability of growing corn, rice, soybeans and wheat.
- The farm has predominantly been operated as a rice and soybean farm for the past several years.
- The topography is precision leveled to grade.

SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	AVG NCCPI
Mantachie loam	263.79	47.40%	2	73.9
Alligator silt loam	239.88	43.10%	3	53.2
luka loam, 0 to 1 percent slopes	52.74	9.50%	2	90.1



Mississippi Flyway

- Largest of four major North American Flyways
 - Pacific, Central, Mississippi, Atlantic
- The uniquely flat geography of the region along with Arkansas' large rice crop combine to form the strongest migratory duck path in the world

2019 Duck Season Totals

Flyway	Ducks Harvested	Total Hunters
Mississippi Flyway	4,170,000	418,000
Pacific Flyway	2,140,000	160,100
Central Flyway	2,110,000	212,800
Atlantic Flyway	1,240,000	193,600



For more information:

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